

# EXHIBIT K



## A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

FINAL

## B. Type of Loan

|                                 |  |  |                            |                 |                                    |
|---------------------------------|--|--|----------------------------|-----------------|------------------------------------|
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS        | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number:<br>18-7036 | 7. Loan Number: | 8. Mortgage Insurance Case Number: |
| 4. <input type="checkbox"/> VA  | 5. <input type="checkbox"/> Conv. Ins. |  |                            |                 |                                    |

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

|   |   |  |
|---|---|--|
| D. Name & Address of Borrower:<br>Lifelight Group LLC, a Florida Limited Liability Company<br>175 SW 7th Street, #2110, Miami, FL 33130 | E. Name & Address of Seller:<br>Novato Ventures, LLC, a Maryland Limited Liability Company<br>4505 Pacific Hwy E., Suite C2, Fife, WA 98424   | F. Name & Address of Lender:   |
| G. Property Location:<br>2017 Sinclair Lane<br>Baltimore, MD 21213  | H. Settlement Agent:<br>Lawrence S. London, Esq., Va Clear Title Group<br>108 Old Court Road, Suite 104, Baltimore, MD 21208<br><br>Telephone: 410-486-6456 Fax: 410-486-4678<br><br>Place of Settlement:<br>108 Old Court Road, Suite 104, Baltimore, MD 21208 | I. Settlement Date: 11/30/2018<br>Disbursement Date: 11/30/2018<br><br>TitleExpress<br>Printed 11/28/2018 at 12:05 pm<br>by TP |

## J. Summary of Borrower's Transaction

|   |           |
|---|-----------|
| 100. Gross Amount Due from Borrower   |           |
| 101. Contract sales price   | 50,000.00 |
| 102. Personal property  |           |
| 103. Settlement charges to borrower (line 1400)   | 37,301.09 |
| 104.  |           |
| 105.  |           |
| Adjustments for items paid by seller in advance   |           |
| 106. City/town taxes 11/30/2018 to 06/30/2019   | 222.71    |
| 107. County taxes to  |           |
| 108. Assessments to   |           |
| 109.  |           |
| 110.  |           |
| 111.  |           |
| 112.  |           |
| 120. Gross Amount Due from Borrower   | 87,523.80 |
| 200. Amounts Paid by or In Behalf of Borrower   |           |
| 201. Deposit or earnest money   | 5,000.00  |
| 202. Principal amount of new loan(s)  |           |
| 203. Existing loan(s) taken subject to  |           |
| 204.  |           |
| 205.  |           |
| 206.  |           |
| 207.  |           |
| 208.  |           |
| 209.  |           |
| Adjustments for items unpaid by seller  |           |
| 210. City/town taxes to   |           |
| 211. County taxes to  |           |
| 212. Assessments to   |           |
| 213.  |           |
| 214.  |           |
| 215. Ground Rent Adjustment 07/07/2018 to 11/30/2018                                    | 23.80     |
| 216.  |           |
| 217.  |           |
| 218.  |           |
| 219.  |           |
| 220. Total Paid by/for Borrower   | 5,023.80  |
| 300. Cash at Settlement from/to Borrower  |           |
| 301. Gross amount due from borrower (line 120)  | 87,523.80 |
| 302. Less amounts paid by/for borrower (line 220)                                       | 5,023.80  |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | 82,500.00 |

## K. Summary of Seller's Transaction

|   |           |
|---|-----------|
| 400. Gross Amount Due to Seller   |           |
| 401. Contract sales price   | 50,000.00 |
| 402. Personal property  |           |
| 403.  |           |
| 404.  |           |
| 405.  |           |
| Adjustments for items paid by seller in advance                                       |           |
| 406. City/town taxes 11/30/2018 to 05/30/2019   | 222.71    |
| 407. County taxes to  |           |
| 408. Assessments to   |           |
| 409.  |           |
| 410. Credit from ABC to Seller  | 938.31    |
| 411.  |           |
| 412.  |           |
| 420. Gross Amount Due to Seller   | 51,161.02 |
| 500. Reductions in Amount Due to Seller   |           |
| 501. Excess deposit (see instructions)  |           |
| 502. Settlement charges to seller (line 1400)   | 13,229.22 |
| 503. Existing loan(s) taken subject to  |           |
| 504. Payoff of first mortgage loan  |           |
| 505. Payoff of second mortgage loan   |           |
| 506.  |           |
| 507. Disbursed as proceeds (\$5,000.00)   |           |
| 508.  |           |
| 509.  |           |
| Adjustments for items unpaid by seller  |           |
| 510. City/town taxes to   |           |
| 511. County taxes to  |           |
| 512. Assessments to   |           |
| 513.  |           |
| 514.  |           |
| 515. Ground Rent Adjustment 07/07/2018 to 11/30/2018                                  | 23.80     |
| 516.  |           |
| 517.  |           |
| 518.  |           |
| 519.  |           |
| 520. Total Reduction Amount Due Seller  | 13,253.02 |
| 600. Cash at Settlement to/from Seller  |           |
| 601. Gross amount due to seller (line 420)  | 51,161.02 |
| 602. Less reductions in amount due seller (line 520)                                  | 13,253.02 |
| 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | 37,908.00 |

This Public Reporting Form for the collection of information is estimated at 30 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

| L. Settlement Charges   |   |                |           |   |   |
|---|---|----------------|-----------|---|---|
| 700. Total Real Estate Broker Fees  | Division of commission (line 700) as follows: |                |           | Paid From<br>Borrower's<br>Funds at<br>Settlement | Paid From<br>Seller's<br>Funds at<br>Settlement |
| 701. \$0.00   | to  |                |           |   |   |
| 702. \$0.00   | to  |                |           |   |   |
| 703. Commission paid at settlement  |   |                |           |   |   |
| 800. Items Payable in Connection with Loan  |   |                |           |   |   |
| 801. Our origination charge (Includes Origination Point 0.000% or \$0.00)         | \$  | (from GFE #1)  |           |   |   |
| 802. Your credit or charge (points) for the specific interest rate chosen         | \$  | (from GFE #2)  |           |   |   |
| 803. Your adjusted origination charges  |   | (from GFE A)   |           |   |   |
| 804. Appraisal fee  | to  | (from GFE #3)  |           |   |   |
| 805. Credit report  | to  | (from GFE #3)  |           |   |   |
| 806. Tax service  | to  | (from GFE #3)  |           |   |   |
| 807. Flood certification  | to  | (from GFE #3)  |           |   |   |
| 808.  | to  |                |           |   |   |
| 900. Items Required by Lender to be Paid in Advance                               |   |                |           |   |   |
| 901. Daily interest charges from  | from 11/30/2018 to 12/01/2018 @ \$0.00/day    | (from GFE #10) |           |   |   |
| 902. Mortgage Insurance premium   | months to                                     | (from GFE #3)  |           |   |   |
| 903. Homeowner's Insurance  | months to                                     | (from GFE #11) |           |   |   |
| 904.  | months to                                     | (from GFE #11) |           |   |   |
| 1000. Reserves Deposited with Lender  |   |                |           |   |   |
| 1001. Initial deposit for your escrow account                                     |   | (from GFE #8)  |           |   |   |
| 1002. Homeowner's Insurance   | months @ \$ /month                            |                |           |   |   |
| 1003. Mortgage Insurance  | months @ \$ /month                            |                |           |   |   |
| 1004. Property taxes  | months @ \$ 31.80/month \$                    |                |           |   |   |
| 1005.   | months @ \$ /month                            |                |           |   |   |
| 1006. Assessments   | months @ \$ 0.00/month \$                     |                |           |   |   |
| 1007. Aggregate Adjustment  | \$  |                |           |   |   |
| 1100. Title Charges   |   |                |           |   |   |
| 1101. Title services and lender's title insurance                                 | \$  | (from GFE #4)  | 1,080.00  |   |   |
| 1102. Settlement or closing fee   | to \$   |                |           |   |   |
| 1103. Owner's title insurance - First American Title Insurance Co.                | \$  | (from GFE #5)  | 403.20    |   |   |
| 1104. Lender's title insurance - First American Title Insurance Co.               | \$  |                |           |   |   |
| 1105. Lender's title policy limit \$0.00 Lender's Policy                          |   |                |           |   |   |
| 1106. Owner's title policy limit \$83,500.00 Owner's Policy                       |   |                |           |   |   |
| 1107. Agent's portion of the total title insurance premium                        | \$322.56                                      |                |           |   |   |
| 1108. Underwriter's portion of the total title insurance premium                  | \$80.64                                       |                |           |   |   |
| 1109. Baltimore City Lien Cert (2)  | to Lawrence S. London, Esq.                   |                | 110.00    |   |   |
| 1110. Courier Fee   | to Lawrence S. London, Esq.                   |                |           | 35.00   |   |
| 1200. Government Recording and Transfer Charges                                   |   |                |           |   |   |
| 1201. Government recording charges  | \$  | (from GFE #7)  | 60.00     |   |   |
| 1202. Deed \$60.00  | Mortgage \$ Release \$                        |                |           |   |   |
| 1203. Transfer taxes  | \$  | (from GFE #8)  | 1,500.00  |   |   |
| 1204. State Recordation Tax   | Deed \$500.00 Mortgage \$                     |                |           |   |   |
| 1205. State Transfer Tax  | Deed \$250.00 Mortgage \$                     |                |           |   |   |
| 1206. City Transfer Tax   | Deed \$750.00 Mortgage \$                     |                |           |   |   |
| 1300. Additional Settlement Charges   |   |                |           |   |   |
| 1301. Required services that you can shop for                                     |   | (from GFE #6)  |           |   |   |
| 1302. Water Due   | to Director of Finance                        |                |           | 122.58  |   |
| 1303. Rehab Fee   | to ABC Management - Baltimore                 |                | 33,500.00 |   |   |
| 1304. Taxes Due (2018/19)   | to Director of Finance                        |                |           | 381.64  |   |
| 1305. Water Escrow  | to BB&T - MAHT Account                        |                |           | 200.00  |   |
| 1306. Ground Rent Due   | to HMN, INC.                                  |                |           | 60.00   |   |
| 1307. Citation #55154348  | to Director of Finance                        |                |           | 1,500.00  |   |
| 1308. Rental Registration   | to Director of Finance                        |                |           | 130.00  |   |
| 1309. Commission  | to ABC Capital-Miami                          |                |           | 10,020.00   |   |
| 1310. Processing Fee  | to ABC Capital-Miami                          |                | 499.00    |   |   |
| 1311. Homeowners Insurance & Fees   | to Stateside APM                              |                |           | 780.00  |   |
| 1312. Closing Fee   | to ABC Capital - Baltimore, LLC               |                | 148.88    |   |   |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) |   |                | 37,301.09 | 13,229.22   |   |

\*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. \*\*Credit by lender shown on page 1. \*\*\*Credit by seller shown on page 1.

Signature Page

**HUD CERTIFICATION OF BUYER AND SELLER**

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers

LIFELIGHT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
Jose Michen, Member

Sellers

NOVATO VENTURES, LLC, A MARYLAND LIMITED LIABILITY  
COMPANY

\_\_\_\_\_  
Jay Minichis, Member

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
SETTLEMENT AGENT

\_\_\_\_\_  
DATE

11-30-18

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

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Signature Page

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, It is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers

LIFELIGHT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY

DocuSigned by:

*Jose Michan*

~~Jose Michan, Member~~

Sellers

NOVATO VENTURES, LLC, A MARYLAND LIMITED LIABILITY  
COMPANY

Jay Hinrichs, Member

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

*Ammy D. [Signature]*  
SETTLEMENT AGENT

11-30-18  
DATE

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